

Leora R. Levy
Republican National Committeewoman - CT
Leora@LeoraRLevy.com

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To the Honorable Members of the Housing Committee,

I oppose any legislation that would infringe upon local control of Planning, Zoning and Housing matters. I oppose any State government mandates in Planning, Zoning and Housing matters. These are best left to local Planning and Zoning Officials who know their Towns and cities best and who answer to their neighbors and friends; not to unelected state agency bureaucrats or private real estate developers who most likely do not live in the neighborhoods, the towns or the cities upon which they would be imposing their policies and buildings. Developers do not care if they change the character of the municipalities nor put strain on the infrastructure and other facilities as long as the projects are remunerative for them. Hartford Bureaucrats do not care about these things either, they implement the policies whether the policies are appropriate or not for any particular municipality

I support HB 5326, “An Act Concerning the Affordable Housing Appeals Process and Removing the Municipal Opt-Out Deadline for Accessory Apartments.”

“Naturally occurring” affordable housing should be counted in a municipality’s calculation of its affordable housing under 8-30g. A municipality should get credit for all affordable housing, no matter what form and also be empowered to promote whatever form of affordable housing it likes rather than have just one kind imposed on it.

I oppose HB 6633, “An Act Concerning a Needs Assessment and Fair Share Plans for Municipalities to Increase Affordable Housing.”

This “Fair Share Act” would impose statewide mandates on every municipality except a few, forcing them to rapidly develop government and deed-restricted housing, effectively doubling the 8-30g requirements. If the municipality fails to comply in accordance with the law, then the state would override local zoning laws with state-designed zoning. The financial costs of this law are unaffordable for CT municipalities and their hard-working, tax-paying residents and the strain on infrastructure and facilities would be problematic at best. It would drastically change the character of and negatively affect the quality of life in many towns and cities in CT.

Connecticut has a difficult enough time keeping the residents we have from leaving the state (for other more economically attractive states) and attracting new people to move into CT. Why would anyone want to reduce the quality of life here severely by drastically changing the character and more intimate nature of our towns that is the reason many people moved here to begin with? Why would you make it even more unaffordable to live here for the hard-working taxpayers of CT? The result of most the bills that the Housing Committee is considering will actually do the opposite of their goals. These bills will make life more unaffordable in CT.

These bills will falsely distort the market for housing. The free market works best without government interference. The only things that result from well-intentioned but artificial “fixes” will be less affordability, fewer services and lower quality of life for all in Connecticut.

Respectfully submitted,
Leora R. Levy
59 Pecksland Road
Greenwich, CT. 06831

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